



TURNING POINT

ENGINEERING

CIVIL SITE DESIGN

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TOWN CLERK
GRAFTON, MA

October 6, 2020

2020 OCT -7 PM 2:17

Mr. William McCusker, Chairman
Grafton Zoning Board of Appeals
30 Providence Road
Grafton, MA 01519

**Re: Request for Insubstantial Modification
"Elmrock Estates" Comprehensive Permit
TPE Project No.: 1015**

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OCT 07 2020

Zoning Board of Appeals

Dear Board Members:

On behalf of Wheelrock, LLC ("Wheelrock"), please accept this letter as a formal request that the Grafton Zoning Board of Appeals grant one (1) additional waiver from the Grafton Zoning Bylaws and find that this modification to be "insubstantial" pursuant to Condition J.1 of the Comprehensive Permit and 760 CMR 56.05(11).

During review of building permit applications for houses on lots that are accessed from Common Drive 1 and Common Drive 2, the Grafton Building Inspector concluded that in the approval of the Comprehensive Permit for Elmrock Estates, a waiver was neither requested nor granted pursuant to Section 3.3.3.4 of the Grafton Zoning Bylaws. This section requires a ten (10) foot vegetated buffer around the perimeter of lots, or the minimum setback, whichever is less, be provided except cuts through the stabilized border for walkways and entrances and exits (i.e. driveways).

Although Common Drive 1 and Common Drive 2, as illustrated on the enclosed plan, are identical to the approved plan, and the driveways accessing each common driveway are substantially identical, portions of each common driveway are within ten (10) feet of property lines of several lots and therefore a waiver from Section 3.3.3.4 of the Grafton Zoning Bylaws for lots 14 through 21 is hereby requested.

Kindly place this matter on the next available meeting of the Zoning Board of Appeals at which time we shall be present to answer questions and discuss any further details pertaining to this request. Should you have any questions or require additional information prior to the meeting, please contact us.

Sincerely,
TURNING POINT ENGINEERING

Stephen J. O'Connell
Project Manager

Enclosure(s)

C: Grafton Town Clerk
Chad Boardman - Wheelrock, LLC

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